

# FREE STANDING INDUSTRIAL BUILDING FOR LEASE

## 11620 Cutten Road Houston, TX 77066



◆  
**10-TON  
CRANE,  
20' HOOK  
HEIGHT**  
◆

◆  
**100%  
CLIMATE  
CONTROLLED**  
◆

### PROPERTY INFORMATION

- 21,000± sq. ft. free-standing building
- 1,250± sq. ft. office
- Land size total 1.554 acres
- Two 16' x 16' grade-level overhead doors
- Tilt-wall construction
- 28' clear height
- 800 Amp service
- 10-ton crane
- Equipped with compression lines
- Concrete laydown yard—18,000± sq. ft.
- Ideal Northwest location with excellent proximity to Beltway 8 and Highway 249
- Lease rate \$0.79 psf NNN / \$0.29 psf OPEX

